



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Waiver of Site Plan Approval – 337 State Street Burger King

DATE: March 23, 2012

Request: Waiver of Site Plan Approval for the construction of a 3128 square foot parking area and other related site work at 337 State Street, parcel 6-02-317

Applicant: Robert Storie, Carrols LLC (Burger King)

Proposed Use: Restaurant

Property Owner: CNL APF Partners

Submitted:

Property Survey: No	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: No
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

SEQRA: Type II Action	County Planning Board Review Required: No
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Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: Front 20', Rear 25', Side 5'	Buffer Zone Required: None

Project Overview: The applicant plans to renovate the existing Burger King located on State Street. Renovations include the demolition of the sunroom area, an interior refit, and changes to the layout of the rear lawn. Dumpsters will be consolidated at the northeast corner of the building. The specific action under review is the proposed construction of a driveway across the front of the building, which will involve laying 3128 square feet of new asphalt, and the removal of some existing landscaping.

Parking: Parking count and layout will be largely unchanged. Handicap parking will be shifted across the aisle, closer to the building entrance. No grading plan was submitted, but the applicant must ensure that the handicap parking spaces and aisles are graded such that the slope in any direction does not exceed 0.25 inches per foot (~2%).

Landscaping: A large percentage of the parcel is paved over. There is a small landscaped area in front of the restaurant, and one behind. Both are planned for disturbance and partial removal. There are also two small grassy islands in the parking lot to the west of the building.

Tree cover on site is minimal. In order to comply with the landscaping and buffer zone guidelines, the applicant should be required to maintain 4 to 5 large shade trees along the property's street frontage, plus 4 shade trees on the interior of the parking lot. Because this is a Waiver, rather than new construction, major alterations should not be required. Staff recommends the following:

- 4 large-maturing shade trees along the street frontage, flanking the two curb cuts
- 1 tree in each existing parking lot island (total 2)
- 1 tree in the grassy peninsula at the northeast corner of the parking lot

The most recently approved site plan (1985) depicts a landscaping arrangement similar to the above.

Drainage and Grading: At some point within the last several years, a trench drain was removed from the western driveway entrance and the area was paved over. No grading is shown on the site plan; however, the site slopes generally from east to west. Thus, the installation of the new driveway across the front of the building will likely increase the amount of runoff that exits the parking lot across the sidewalk at the western curb cut. To mitigate this problem the applicant shall install a catch basin or a drywell at the southwest end of the proposed new driveway, and grade the driveway such that areas to the east are directed to the new drainage structure. A drainage plan shall be submitted for approval by the City Engineer.

Other Comments: The fence surrounding the dumpster enclosure shall not exceed 6 feet in height.

The Planning Board may waive site plan approval if it determines that this proposal meets the criteria for a waiver listed in Section 310-55 of the Zoning Ordinance:

- 1) Does not involve a change in the boundaries of the property, and
- 2) Does not represent the initial building on the property, and
- 3) Is minor and incidental in size to the existing building pattern, size and coverage on the property, but in no event shall exceed 2,500 square feet, and
- 4) Does not effectively change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property and is also otherwise consistent with all purposes of this chapter.

Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

Any proposed signage for the project will be handled as a separate matter through the Bureau of Code Enforcement.

Summary:

1. Handicap parking spaces and aisles shall be graded such that the slope does not exceed 0.25 inches per foot in any direction.
2. The applicant shall install 4 large-maturing shade trees along the street frontage, flanking the two curb cuts.
3. The applicant shall install one tree in each existing parking lot island west of the building (2 total).
4. The applicant shall install one tree in the grassy peninsula at the northeast corner of the parcel.
5. The applicant shall install a catch basin or drywell at the southwest end of the proposed driveway, and grade the driveway such that areas to the east direct their runoff to this drainage structure.
6. The applicant shall submit a drainage plan for approval by the City Engineer prior to the issuance of a Certificate of Occupancy.
7. The fence surrounding the dumpster enclosure shall not exceed 6 feet in height, as specified in §310-26.1 of the City Code.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
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AH Riigel, 19120 Old Detroit Road, Rocky River, OH 44116